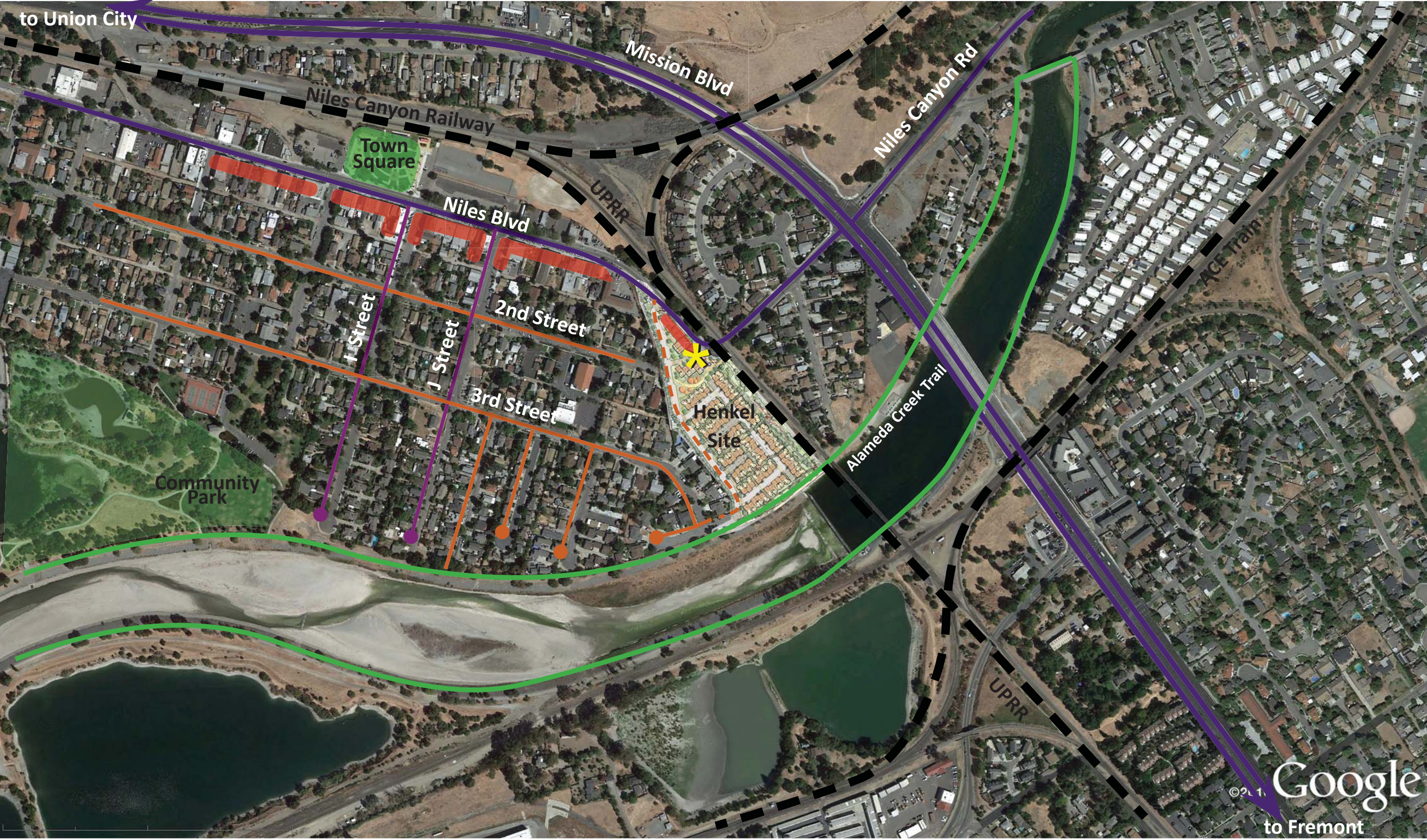




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INSERT RENDERING

VICINITY MAP



BUILDING PROGRAM

"CRAFT" BUILDING

2.5-Story Building with Flex Units (2 BR, 2- 1/2 Baths), 2-Car Garages, and attached Retail/ Flex Space

UNITS	Quan.	Living Space	Flex	Parking	Total livable area	Total sqft
Unit A1 (1BR)	1	775			775	775
Unit A2 (1BR)	1	709			709	709
Unit B1	4	1,167	721	522	1,888	7,552
Unit B2	1	1,256	721	618	1,977	1,977
Unit B3	2	1,156	570	603	1,726	3,452
TH Unit 2B	4	2,055		451	2,055	8,220
Total units	13					
Total unit area		1,745 *				22,685

Retail / Restaurant corner						2,400
Community space						1,220
Total additional spaces						3,620
Total CRAFT building						26,305

TOWNHOMES

2- and 3-Story Units with 2-Car Garage

UNITS	Quan.	Space		Parking		Total sqft
Unit 1 (2BR+Den/3.5B)	29	1,919		453		55,651
Unit 2B (3BR+Den/3.5B)	24	2,055		451		49,320
Unit 3 (end) (3BR+Den/3.5B)	15	2,139		463		32,085
Unit 3X (end) (3BR+Den/3.5B)	11	2,115		463		23,265
Unit 4 (2-story end) (3BR+Den/2.5B)	6	1,611		445		9,666
Total units	85					
Total unit area		2,000 *				169,987

Total CRAFT building plus Townhomes: living area						192,672
Total CRAFT building plus Townhomes: living area + community space + restaurant						196,292

* average sqft per unit

PROPERTY INFORMATION

PROJECT ADDRESS: 37899 Niles Blvd., Fremont, CA 94536
ASSESSOR'S PARCEL NUMBER: 501-1700-010-03
EXISTING ZONING: Light Industrial District
(Historical Overlay District), I-L (HOD)
PROPOSED ZONING: Planned District
LOT AREA: 6.07 Acres

PROJECT TEAM

APPLICANT:
VALLEY OAK PARTNERS, LLC
734 The Alameda
San Jose, CA 95126
Contact: DOUG RICH
Phone: 408.282.0995

CIVIL ENGINEER:
CARLSON, BARBEE & GIBSON, INC.
2633 Camino Ramon, Suite 350
San Ramon, CA 94583
Contact: GREGORY D. MILLER
Phone: 925.866.0322 ext. 223

OWNER:
LENNAR HOMES
OF CALIFORNIA, INC.
6111 Bollinger Canyon Rd, Suite 550
San Ramon, CA 94583
Contact: MICHAEL SNOBERGER
Phone: 925.242.0811

LANDSCAPE ARCHITECT:
VANDERTOOLEN ASSOCIATES
855 Bordeaux Way, Suite 240
Napa, CA 94558
Contact: MARY CARDEN
Phone: 925.274.1305

ARCHITECT/ PLANNER:
STUDIO T-SQ, INC.
304 12th Street, Suite 2A
Oakland, CA 94607
Contact: CHEK TANG
Phone: 510.451.2850

PARKING

ASSIGNED PARKING:	Car/Unit					Total
Townhomes	2					170
CRAFT Building: Flex Units	2					14
CRAFT Building: 1BR units	1					2
Total Assigned Parking						186

GUEST/RETAIL PARKING:						Total
Guest/Retail Parking on Niles Blvd.						28
Guest/Retail Parking on Site						57
Total Assigned Parking						85

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Henkel / Shuckl Cannery

NILES, FREMONT, CA

Valley Oak Partners

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Data Sheet

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NILES DEPOT / TOWN CENTER

HENKEL / SHUCKL CANNERY SITE



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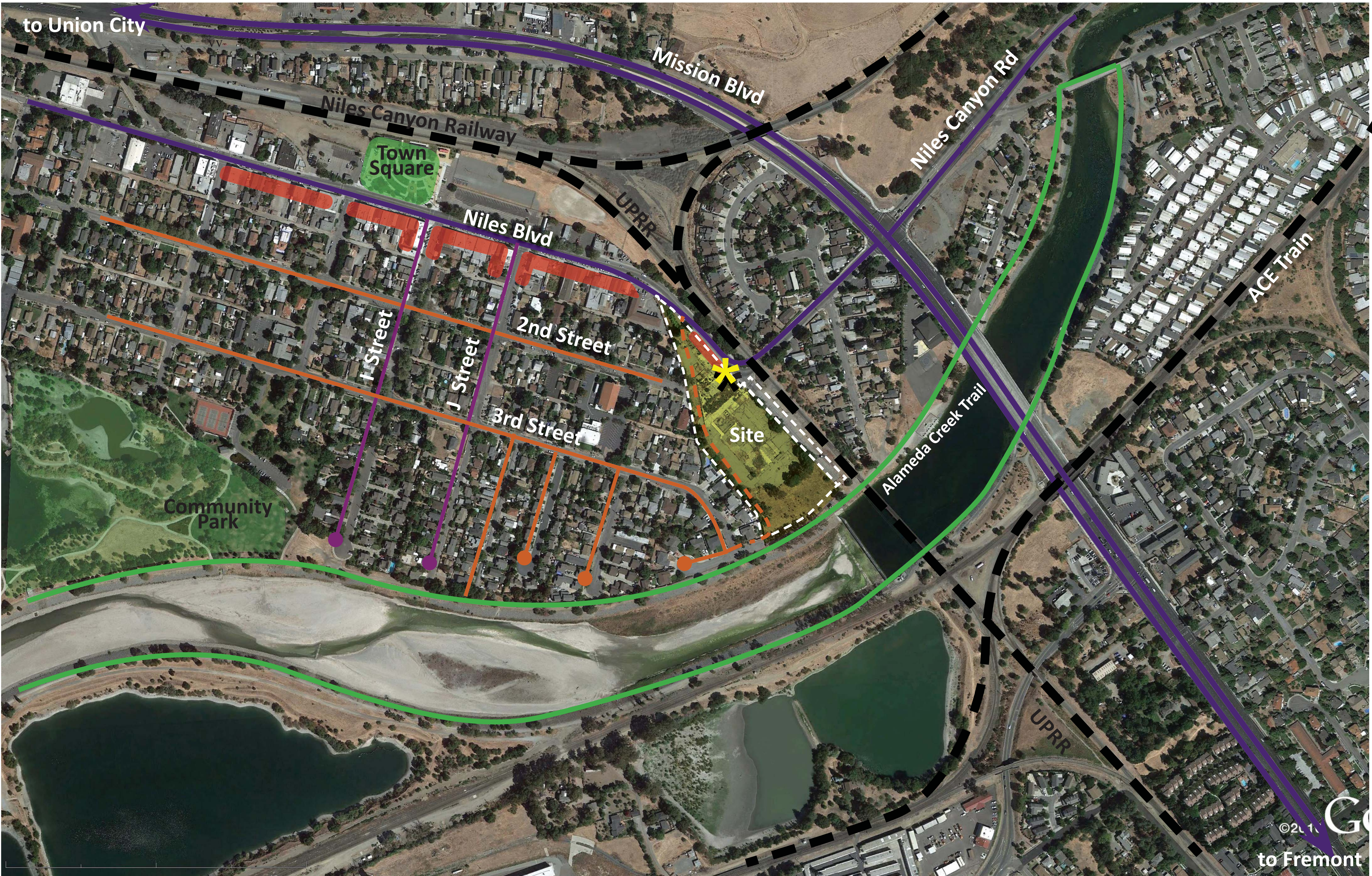
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**Regional
Context**

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Sheet Title:
**Context
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